Design Rationale

The rezoning of 450 Gore Avenue from RT-3 to a CD zone proposes a 6 storey, 5.16 FSR development of 81 residential rental units with a gross floor area of 6137 square metres with a ground floor retail component of 389 square metres.

The design rationale of the project is premised on the urban design premise that the east side of Gore Street, although RT-3 in zoning designation, should be seen as the east boundary of Chinatown.

Consequentially, the 6 storey massing of the project, with its tripartite elevation, references the massing of buildings that line the west side of Gore Street, and is informed by the intention of the Local Area Plan.

The architectural treatment of this massing addresses the visual weight and solidity of the neighboring brick buildings by creating deep indents in its brick façade to develop the required solar performance of the envelope.

The architectural response of this building to the urban design of the neighborhood is defined by four decisions:

Firstly, at grade, the retail frontage on Gore is divided into 25 foot bays with fabric canopies, to approximate the scale and character of the shops across the street.

The residential entry is appropriately located on East Pender Street.

Secondly, the residential levels to the fourth floor are wrapped in brick to complement the neighboring buildings.

Thirdly, the two upper levels are paneled in white vertical plaster sunscreens that metaphorically acknowledge the crown of the First United Church to the north.

Finally, this building, like its sibling at 245 East Georgia Street is clad in a palette of black and white, a colour combination with historic resonance to Chinatown.

The unit mix of the rental units which comprise 100% of the residential units in the project ranges from 355 - 490 square feet, with bicycle storage at ground level and level 2, residential unit storage at level 3, and a common amenity deck facing north, south and west on the roof.

Parking for the equivalent of 66 car spaces is located in an underground parkade entered off the lane, with one Class B loading space and the commercial / residential garbage facilities at grade within the building footprint.

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REVISIONS:

NOTES:

All Drawings in this set to be read in conjunction with each other.
Any errors or discrepancies to be reported to the Architect before commencing work.
All Dimensions to be confirmed on site

Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority.

REZONING SUBMISSION	**04/03/14**
SUBMISSION:	DATE:

REVISION:	DATE:

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PROJECT:
450 GORE

DRAWING TITLE:
DESIGN RATIONALE

DRAWN: **GW** REVIEWED: **GW**

ISSUE:
REZONING SUBMISSION

SCALE:

PROJECT NO. REVISION:

DRAWING NO.
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